



70

**70, Broomhills**  
Welwyn Garden City,  
Hertfordshire, AL7 1RD  
Guide Price £400,000



Unwind and relax with this Two bedroom BUNGALOW situated in a popular residential location. The property benefits from extra accommodation by the way of a double glazed half brick base conservatory overlooking the well maintained gardens and to the front you have a block paved driveway offering off street parking for two vehicles.

- Fitted & Applianced Kitchen
- Separate Lounge
- Conservatory - usable all year round
- Wetroom
- Double Glazing
- Utility room
- Front & Rear Gardens
- Block Paved Driveway
- Solar panel assisted energy.
- Air conditioning heat pump

#### Hallway

Via part double glazed entrance door, laminate wood flooring, loft access, storage cupboards, doors leading off to:

#### Lounge

Attractive inset wood burner, fitted radiator, air conditioning unit, open aspect to:

#### Conservatory

Half brick based with double glazed sealed unit, power points, double doors leading to rear garden.

#### Kitchen

Front aspect double glazed window. Range of matching wall and base units with worktops over incorporating one and half bowl single drainer with mixer taps over. Fitted double eye level oven with matching four ring hob, space and plumbing for Dishwasher, space for appliances, fitted radiator, complementary tiling to splashbacks, door to:



### Utilities

Formerly passageway with double glazed doors to front and rear. Range of Matching wall and base units with worktops over, plumbing for automatic washing machine, space for further appliances, fitted radiator, loft access, tiled flooring.

### Bedroom One

Rear aspect Double glazed window, laminate wood flooring, fitted radiator.

### Bedroom Two

Front aspect double glazed window, laminate wood flooring, recess for wardrobe space.

### Wet Room

Front aspect double glazed opaque window, fitted shower unit, Low flush WC, pedestal wash hand basin, three quarter tiled walls, heated towel rail.

### Front Garden

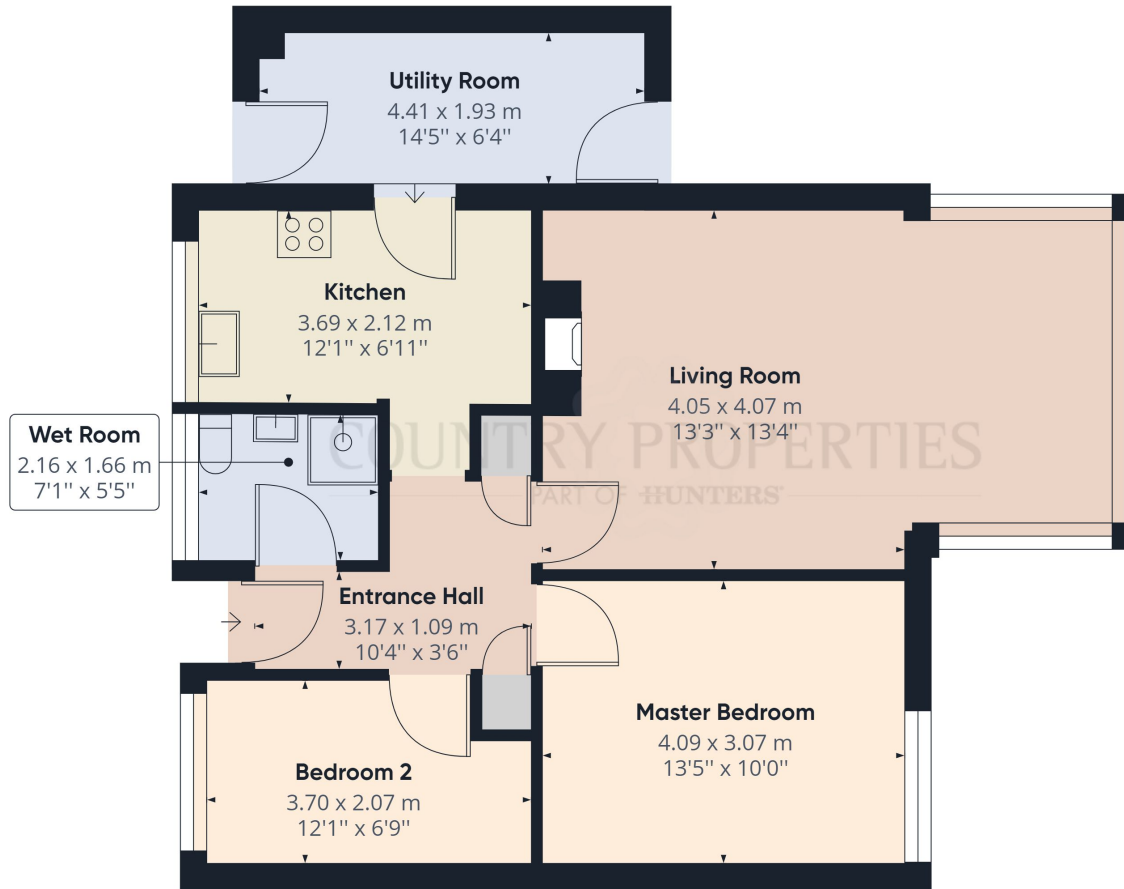
Gated block paved driveway with parking for 2 vehicles.

### Rear Garden

Patio area with lawned area adjacent. Garden shed, mature shrubs and plants to borders surrounded by perimeter fencing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Approximate total area<sup>(1)</sup>

72.82 m<sup>2</sup>  
783.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: [welwyngc@country-properties.co.uk](mailto:welwyngc@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)